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PLANNING & BUILDING



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[www.northcoastadvisorycouncil.org](http://www.northcoastadvisorycouncil.org)

January 27, 2014

Airlin Singewald  
County of San Luis Obispo Planning Department  
976 Osos Street #300  
San Luis Obispo, CA 93408

**RE: DRC 2014-00063 ZANE APN 023-143-040**

Proposed minor use permit to replace existing lower deck with a 250 square foot sunroom and expand upper floor to 171 square feet at 1737 Berwick Drive, Cambria.

The North Coast Advisory Council met on January 21, 2015 and unanimously approved this project with the following conditions:

- No new water fixtures
- Lot merger as required by County

Respectfully,

A handwritten signature in dark ink, appearing to read 'Bruce Fosdike', is written over a horizontal line.

Bruce Fosdike  
NCAC Chairperson

BF/lh



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252  
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## MEMORANDUM

Date: December 24, 2014  
To: Cody Scheel, Project Planner  
From: Tim Tomlinson, Development Services  
Subject: **Public Works Comments on DRC2014-00063, Zane MUP, Berwick Dr., Cambria, APN 023-143-040**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

### Public Works Comments:

- A. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- B. The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required.

### Recommended Project Conditions of Approval:

#### Drainage

1. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.
2. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.



Re: DRC2014-00063 ZANE, Coastal E-Referral, MUP, Cambria

Charles Riha to: Cody Scheel

01/12/2015 01:35 PM

Cc: Cheryl Journey, Stephen Hicks

Cody,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect or Engineer of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the currently adopted 2013 California Codes.
3. The project is subject to the California State Title 24 energy laws.
4. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

Charles Riha, Plans Examiner III

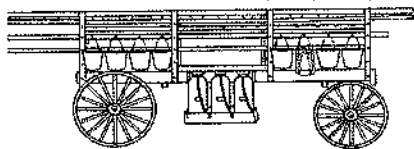


PLANNING & BUILDING  
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# CAMBRIA FIRE DEPARTMENT

Established 1887



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Mark Miller, Fire Chief

2850 Burton Drive • Cambria, CA. 93428

Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: mmiller@cambriacsd.org

## FIRE PLAN REVIEW

Department of Planning & Building  
County Government Center  
San Luis Obispo, CA 93408

Date: **February 25, 2015**

\*This Project Requires Water Letter - No

Building owners Name: **Bradley and Regina Zane**

Project Address: **1737 Berwick Dr**

Project type: **Repair and addition to Deck and Sunroom**

Building Permit Number: **Pending**

APN# **023-143-040**

Square Footage of Existing Structure: **2644 Sq Ft**

Square Foot of Proposed Addition: **250 Sq Ft**

Sprinkler System required: **No**

24-hour supervised monitored system required: **No, if under 70 heads**

Nearest Fire Hydrant: **On Berwick - 1000 + GPM**

Driveway Access: **N/A** Turnarounds required: **No**

**Comments: This structure is located in a High Cal-Fire Wildland Severity Zone and a High CCSD FD Wildland Fire Risk Zone.**

Conditions of approval: See attached

A handwritten signature in black ink, appearing to read "Mark P. Miller". The signature is stylized with a large, sweeping "M" and a long, horizontal stroke at the end.

Mark Miller  
Fire Chief

*"Automatic Fire Sprinklers Save Lives!"*

**SECTION 505 – CLASS-2 (HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION**

**505.1 General.** Class-2 ignition-resistant construction shall be in accordance with Section 505.

**504.2 Roof Covering.** Roofs shall have a Class-A roof covering or a Class-A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

**505.3 Protection of Eaves.** Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of ¾ inch. No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

**505.4 Gutters and Downspouts.** Gutters and downspouts shall be constructed of noncombustible material.

**505.5 Exterior Walls.** Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials.

**Exception:** Heavy timber or log wall construction.

Such materials shall extend from the top of the foundation to the underside of the roof sheathing.

**505.6 Unenclosed Under floor Protection.** Buildings or structures shall have all under floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

**DECKING SURFACES AND UNDER FLOOR PROTECTION****1. Decking**

Decking surfaces, stair treads, risers and landings of decks, porches, and balconies where any portion of such surface is within 10' of the primary structure shall comply with one of the following:

- a. Shall be constructed of ignition-resistant materials OR constructed with heavy timber, exterior fire-retardant-treated wood, approved noncombustible materials, OR of 2" nominal redwood construction grade common or better.
- b. The county will accept decks with non-combustible surfaces such as ceramic tile or other product listed as "one-hour" or Class A roof covering. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection.

**2. Floor Projections, under floor areas**

The underside of floor projections, unenclosed under floor areas attached to, or within 10 feet of a structure, shall be constructed of, or covered with, ignition resistant materials, be of fire retardant or heavy timber construction or shall be enclosed to grade. Minimum Heavy Timber sizes are 6x6 columns, 6x8 beams, 4x8 joists.

**505.8 Exterior Glazing.** Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels with one tempered pane, glass block or have a fire-protection rating of not less than 20 minutes.

**505.9 Exterior Doors.** Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 ¾ inches thick, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

**Exception:** Vehicle-access doors.

**505.10 Vents.** Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed 1/16 to 1/8 inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

**505.11 Detached Accessory Structures.** Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction, or constructed with approved non combustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 505.5 or under floor protection in accordance with Section 505.6.

**EXCEPTION:** The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction. See Section 505.2 for roof requirements.

#### **Hazardous Fuel Abatement**

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials.

#### **Defensible Space**

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the property owned, leased or controlled by said person. All Irish/Scotch broom, and pampas grass must be removed to its' volatility.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Trees must be limbed up 6-7 feet from the ground level. Deadwood and litter shall be regularly removed from trees. Minimum defensible space around the structure is 30 feet, more is required on sloped parcels. UWIC Sec. 603

#### **Maintenance of Defensible Space**

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. The entire parcel must be maintained in such a way to provide for and insure adequate defensible space. UWIC Sec. 604.2